



## **Centurion Road, Brighton BN1 3LN**

*Two bedroom, end of terrace house situated in central Brighton, moments away from Brighton's Mainline station.*

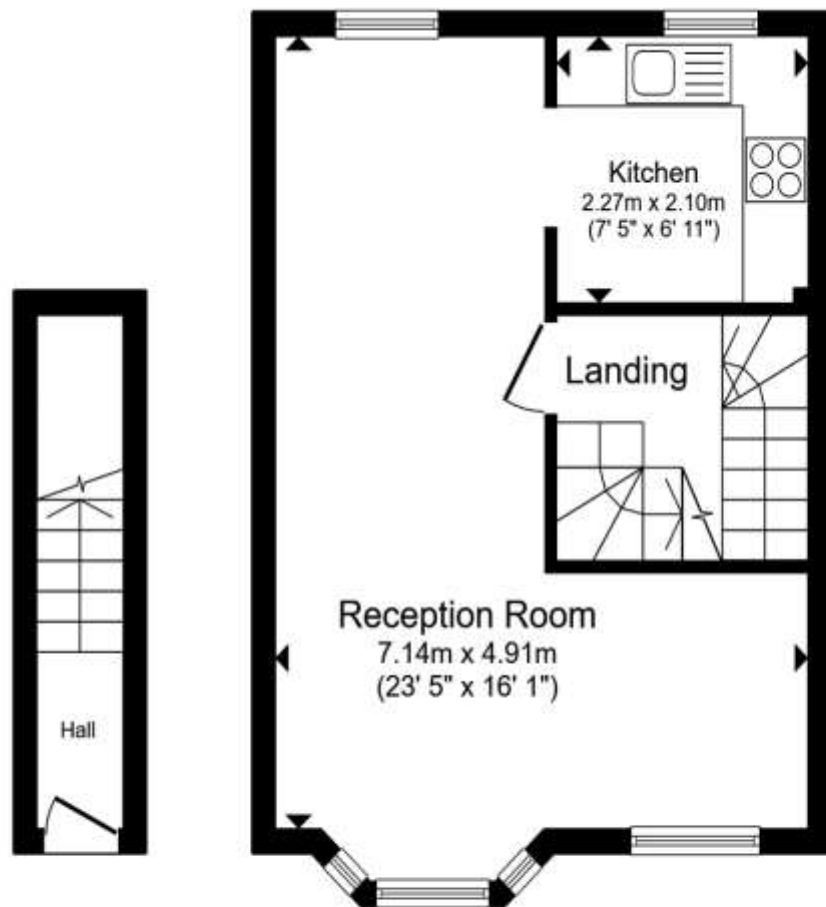
**welcome to**

## **Centurion Road, Brighton**

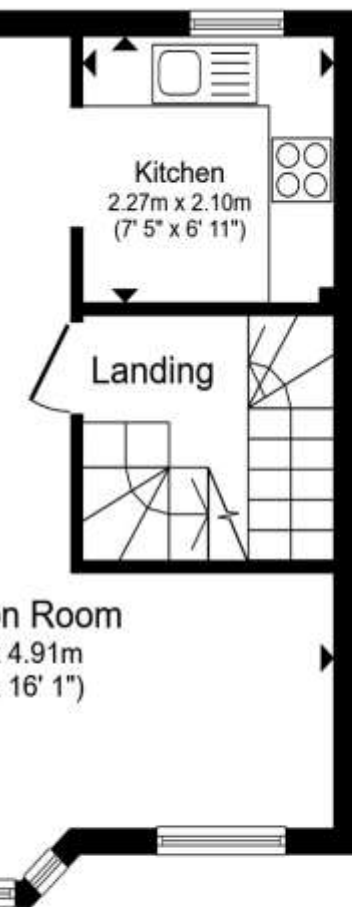
A two bedroom house situated in central Brighton, moments from Brighton's Mainline train station. A few moments away is everything the city has to offer: comprehensive shopping, cultural endeavours such as the Theatre Royal, the Pavilion Gardens, famed bars and eateries, as well as the seafront being under one mile away. The property benefits from being sold with no onward chain. The property comprises; a large open plan living/dining area, a separate modern fitted kitchen. The upper floor has two double bedrooms and a family bathroom.



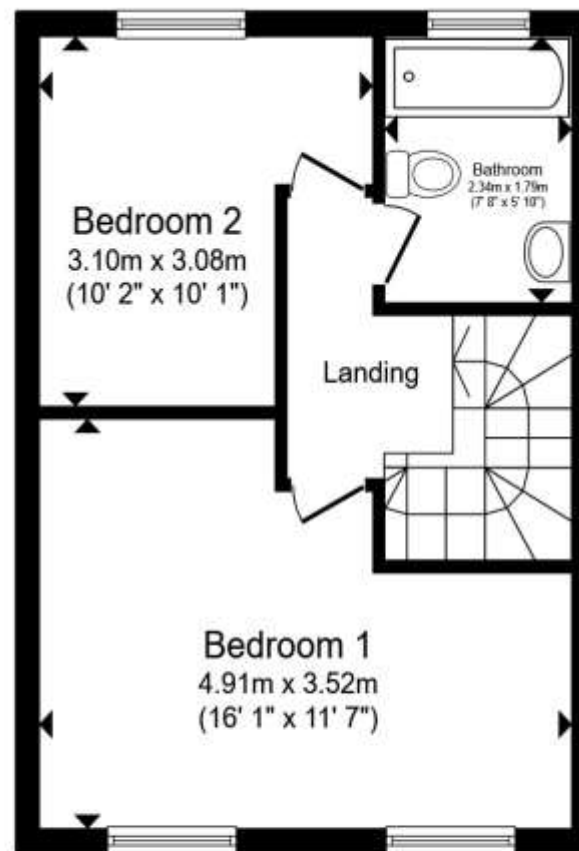




### Ground Floor



### First Floor



## Second Floor

Total floor area 71.0 m<sup>2</sup> (764 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Centurion Road, Brighton

- Two double bedrooms
- No onward chain
- Excellent decorative order throughout
- Walking distance to Brighton Station
- West Hill Conservation area
- Close to Brightons North Laine area
- Flying Freehold

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£350,000**



Please note the marker reflects the  
postcode not the actual property

**check out more properties at [fox-and-sons.co.uk](http://fox-and-sons.co.uk)**



Property Ref:  
BHF114437 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01273 777000**



[westernrd@fox-and-sons.co.uk](mailto:westernrd@fox-and-sons.co.uk)



117-118 Western Road, BRIGHTON, East  
Sussex, BN1 2AD



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**